

## SEWER EASEMENT

FOR AND IN CONSIDERATION OF twelve thousand five hundred and no/100 dollars (\$12,500.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, the GRANTOR'S, BONNIE REID and WANDA COLEMAN do hereby grant, bargain, sell, transfer, convey, and warrant unto the GRANTEE, the CITY OF HERNANDO, MISSISSIPPI, a Mississippi Corporation, a perpetual easement for the right to install, construct, erect, lay and thereafter use, operate, inspect, repair, maintain, replace, and remove sewer mains, pipes, manholes, ~~manholes~~, and equipment necessary thereto, on, over, and across the following described property in the City of Hernando, DeSoto County, Mississippi, to-wit:

Commencing at the southeast corner of the Manning Estate Tract said point called 1900 feet west and 1150 feet north of the southeast corner of Section 25; Township 2 South; Range 8 West and a point on the west right-of-way for U.S. Hwy. 51; Thence north along said property line and the west right-of-way for U.S. Hwy. 51 a distance of 17.5 feet to the point of beginning of the following easement: The following descriptions are along the centerline for a 15-foot wide sewer easement,

### Line 1

Thence south 89 degrees 23' 47" west a distance of 516.75 feet to a point;  
Thence north 03 degrees 59' 55" west a distance of 248.71 feet to a point;  
Thence north 48 degrees 02' 20" west a distance of 177.80 feet to a point;  
Thence south 86 degrees 32' 13" west a distance of 232.86 feet to a point;  
Thence north 01 degrees 18' 01" west a distance of 978.00 feet along the east side of an existing AT&T phone R. O. W. to a point on the south right-of-way for Nesbit Road.

### Line 2

Commencing at a point on Line 1 point being 80 feet south of the centerline Nesbit Road, Thence easterly along a line 80 feet south of and parallel to the centerline of Nesbit Road a distance of 860 feet to a point 20 feet from the west right-of-way for U. S. Hwy. 51; Thence south 45 degrees 56' 11" east a distance of 67.6 feet, parallel to the west right-of-way for U. S. Hwy. 51 and 20 feet off of said R. O. W. Thence east a distance of 20 feet to a point on the west right-of-way for U. S. Hwy. 51. Said easement being that easement necessary for a proposed sewer main being further determined by the constructed centerline of said sewer main. Said easement containing a total of 1.10 acres more or less.

INDEXING INSTRUCTIONS: SE 1/4 of Section 25, Township 2 South, Range 7 West, DeSoto County, Mississippi.

This easement covers the sewer mains, lines, ~~manholes~~ and equipment referred to on the plans and specifications for the "Nesbit-Hernando" Sewer Project, which is on file with said City and/or it's engineer, and reference to same is hereby made and such are made a part hereof.

Together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above-mentioned rights are granted. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor's by reason of the installation of the structures referred to herein, and Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damage will result from its use to Grantor's premises. This agreement, together with other provisions of this grant, shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantor's covenants that they are the owners of the above-described land.

*Wanda Coleman*

That additionally, the Grantee's, Bonnie Reid and Wanda Coleman, do hereby grant to the City of Hernando, Mississippi a temporary easement on the herein described property for the purpose of constructing and installing the aforesaid sewer line and so with the understanding that the City of Hernando, Mississippi and/or its assigns shall have the right to go on and over said property with equipment necessary to complete the construction. *Manholes will be at ground level as verbally agreed upon. WMC BMR JPL*

WITNESS our signatures this the 19<sup>th</sup> day of July, 2005

Bonnie Reid  
BONNIE REID

Wanda Coleman  
WANDA COLEMAN

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on the 19<sup>th</sup> day of July 2005, within my jurisdiction, the within named BONNIE REID and WANDA COLEMAN who acknowledged that they executed the above and foregoing instrument.

Joseph F. Lauderdale  
NOTARY PUBLIC



MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES DEC 19, 2007  
BONDED THRU STEGALL NOTARY SERVICE

GRANTORS' ADDRESS

1410 Hwy 178W Myrtle Ms. 38650

1325 Hwy 51W Neshit Ms  
RES. TEL.: N/A 38651  
BUS. TEL.: N/A

GRANTEES' ADDRESS

475 West Commerce St.  
Hernando, MS 38632  
Ph.#662-429-9092

Prepared by: Kenneth E. Stockton  
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662-429-3469

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